

# Notice of Modification

## Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning the Planning Assessment Commission modifies the Project Approval referred to in Schedule 1, subject to the conditions in Schedule 2.



Robyn Kruk AM  
Member of the Commission

Sydney 7 July 2016

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### SCHEDULE 1

**Development Approval:** **MP 09\_0167** granted by the Planning Assessment Commission under delegation on 28 October 2011

**For the following:** 26 Storey Mixed Use Development including:

- 367 residential apartments (115 x 1, 204 x 2 and 48 x 3 bedroom units)
- 2,952m<sup>2</sup> of commercial floor space
- 1,240m<sup>2</sup> of retail and restaurant floor space
- 316m<sup>2</sup> Archaeological interpretation Centre
- 6 levels of basement parking

**Applicant:** Crown International Holdings

**Approval Authority:** Minister for Planning

**The Land:** 45-47 Macquarie Street and 134-140 Marsden Street, Parramatta (Lot 1 DP 61073, Lots A, B and C DP 82967, Lots 1 and 2 DP 213184, Lot 1 DP 539968 and lots 101, 102 and 103 DP 785428)

**Modification:** **MP 09\_0167 MOD 6:** the modification includes the conversion of 72 residential apartments at Levels 2 to 9 in Section D to serviced apartments.

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## SCHEDULE 2

The above approval is modified as follows:

- (a) Schedule 2 Part A – Term of Approval A1 is amended by the insertion of the **bold and underlined** words / numbers and deletion of the ~~struck-out~~ words/numbers as follows:

- ~~586~~**514** residential apartments, comprised of:
- ~~77~~ **61** x studio apartments;
- ~~342~~ **265** x 1-bedroom apartments;
- ~~480~~ **171** x 2-bedroom apartments; and
- 17 x 3-bedroom apartments.
- **72 serviced apartments;**
- A 448 m<sup>2</sup> archaeological interpretation centre;
- A 665 m<sup>2</sup> conference centre
- Construction and use of a new mixed use development with a maximum GFA of 47,145.4m<sup>2</sup>.
- Operation and use of six levels of basement car park accommodating 574 car parking spaces (inclusive of 11 stacked spaces), 14 motorbike spaces and 70 bicycle parking spaces.

- (b) Schedule 2 Part A – Term of Approval A2 is amended by the insertion of the **bold and underlined** words / numbers as follows:

The development shall be undertaken generally in accordance with:

- MP No. 09\_0167 and the Environmental Assessment except where amended by the Preferred Project Report dated February 2011, prepared by JBA Planning;
- Section 75W Modification to MP 09\_0167 (MOD2), prepared by JBA Planning, dated November 2012 as amended by Preferred Project Report dated December 2013;
- Section 75W Modification to MP 09\_0167 (MOD4), prepared by JBA Planning, dated October 2014 as amended by Response to Submissions dated 1 April 2015 and Design Amendments dated 7 July 2015 (updated 4 August 2015);
- Section 75W Modification to MP09\_0167 (MOD 5) prepared by JBA Planning and dated December 2015;
- **Section 75W Modification to MP09\_0167 (MOD6) prepared by JBA Planning and dated May 2016; and**
- The following drawings: *(Note: No changes to drawing schedule proposed)*

**End of Modification**